Stroud District Council - Strategic Housing Land Availability Assessment, December 2011

RTP ID: 147

Yes

Included in 2011

Assessment?:

Rodborough Fields, Occupied site (No buildings) Site Name: Site activity:

> Rodborough Main current use: Agriculture

> > Type of potential: New build

> > > 3

100

Potential for 'town centre' Site Details

mixed use development: No

Policy Constraints

AONB (%): 0

Reason for not assessing the site: 0 **Key Employment Land (%):**

> Key Wildlife Sites (%): 84

Site Source: Call for Sites Tree Preservation Order (count): 0

Rodborough CP Parish: Flood risk Level 2 (%):

District Ward: Rodborough Flood risk Level 3a (%): 3

Site Classification: Edge of Urban Area Flood risk Level 3b (%): 2

> Easting: 384,946

Estimate of Housing Potential Northing: 204,819

Gross Site Area (ha): 3.81 Gross Site Area (ha): 3.81 3.81

Local Plan Allocation: Net developable area (ha):

Single

Proportion of net developable Information from Site Visit / Call for Sites area available after taking account

of physical obstacles(%):

Effective developable area (ha): 3.81

If multiple ownership, are all 50 Density (dph): owners prepared to develop?:

Brownfield/Greenfield: Greenfield

Single / multiple ownership:

Suitability Assessment

Physical problems or limitations:

Environmental conditions:

Time period over which 2016-2021 constraints can be addressed - if

possible:

Site Assessment Panel

Likely to be deliverable?: Yes

Impact on theoretical yield:

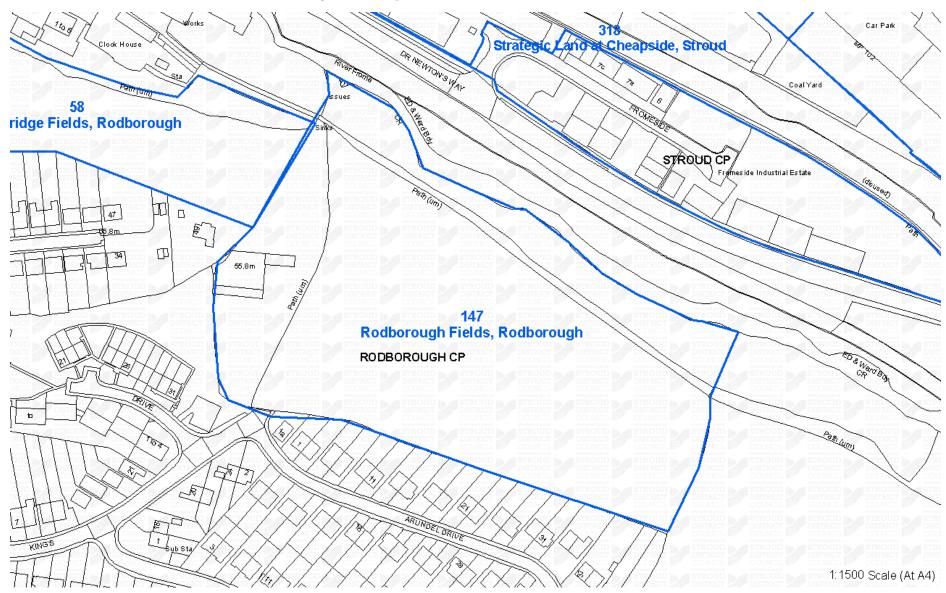
Reason for impact on yield or general deliverability issue:

OVERALL ASSESSMENT:		Is site <u>suitable</u> for pusing development?:	Possibly
Number of dwellings: Is site available		Yes	
	1-2016:	immediately?:	100
	6-2021: 171	Is site likely to be	Yes
20110113 (april)1	1-2026:	deliverable?:	
50 2026 on	wards:		

What actions are needed to bring site forward?:

1. Determine whether Key Wildlife Site can be relocated or incorporated into development.

Stroud District SHLAA, Site Analysis, September 2011



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